

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 4

Property ID: R95929

Property Information

property address:

legal description: PHILLIPS, BLOCK 24, LOT 4 (PT OF)

owner name/address: UNKNOWN

UNKNOWN FOR 1995

full business name:

land use category: TWO-FAM. RES.

type of business:

current zoning: RD-5

occupancy status: OCCUPIED

lot area (square feet): 1933

frontage along Texas Avenue (feet): 5

lot depth (feet): 161

sq. footage of building:

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 1

building height (feet): 28

of stories: 2

type of buildings (specify): WFS

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 50s accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify)
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

N/A ☐ yes ☐ no

☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☐ no

of available off-street spaces: 4

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes:

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☐ no:

landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

PARCEL IS A FLAG LOT

WIA